

**MINUTES OF A MEETING OF GREAT HALLINGBURY PARISH
COUNCIL, HELD ON MONDAY 08 SEPTEMBER 2025, BEGINNING AT
8.00 p. m., IN THE VILLAGE HALL**

PRESENT: Cllr Alan Townsend (Chairman)
Cllrs David Barlow, Mark Bloomfield, Neil Jackson, Andrew Noble
and Alan Pinnock.

ALSO PRESENT: Mrs Urška Sydee (Clerk)
Uttlesford District Council (UDC) Cllrs Geof Driscoll and
Neil Reeve (25/061)
Essex County Council (ECC) Cllr Susan Barker (25/061)

25/055. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Mark Coletta and Val Waring; Essex
County Council Cllr Susan Barker – she will be late.
All accepted.

25/056. DECLARATIONS OF INTEREST

None.

25/057. PUBLIC PARTICIPATION

None present.

25/058. MINUTES OF PREVIOUS MEETING

The clerk declared that ECC Cllr Susan Barker sent apologies by email,
which were received after the meeting.

The minutes of the meeting held on 07 July 2025 were approved as a
correct record of the proceedings and were signed by Chairman, Cllr Alan
Townsend.

25/059. MATTERS ARISING FROM PREVIOUS MEETING

None.

25/060. CHAIRMAN'S COMMUNICATIONS

Chairman, Cllr Alan Townsend asked the Council for approval to lay a
wreath at the Church on Remembrance Day, the purchase of which was
agreed.

He attended EALC meeting, Howe Green House School speech day,
visited Parliament as per invitation of MP Chris Vince along with Cllrs Mark
Coletta, Alan Pinnock and Val Waring, Uttlesford Health and Wellbeing
meeting, EALC executive meeting, UALC meeting and he checked

defibrillator and met with clerk online weekly. He also helped clearing the churchyard and thanked Cllrs Neil Jackson and Alan Pinnock for their help.

25/061. REPORTS FROM DISTRICT AND COUNTY COUNCILLORS

Uttlesford District Council (UDC) Councillor Geof Driscoll reported:
Government Reorganisation: there are four schemes and the proposed numbers of Unitaries are 5, 4 or 3; document with schemes are now on the website and that UDC will be voting on 23 September on which scheme. It should be known by 6th March 2026 how many Unitaries.
Local Plan: as per schedule
CIL: is scheduled to be in place at a similar time as Local Plan

20.11 – Uttlesford District Council Cllr Neil Reeve arrived

Uttlesford District Council Cllr Neil Reeve reported that Planning Committee will decide the planning application UTT/25/1332/OP at their meeting next Wednesday.

Essex County Council Cllr Susan Barker reported that only Essex Parking Partnership can deal with the cars parked at B1256; grant was given to St Giles Church for the tree.

20.18 – Essex County Council Cllr Susan Barker left the meeting.

25/062. HIGHWAYS MATTERS

Nothing to report.

25/063. HALLINGBURYS' SPEED WATCH GROUP

Cllr Mark Coletta absent.

25/064. NEIGHBOURHOOD WATCH

Cllr Mark Coletta absent.

25/065. VILLAGE HALL

Cllr Alan Pinnock reported that preparations for Christmas Lights Switch On are underway.

25/066. NOTICEBOARD

Cllr Mark Coletta absent.

25/067. LITTER PICK

Cllr Mark Bloomfield reported that litter pick will take place on 05 October 2025, starting at 10.00 from two locations: Hop Poles, Bedlars Green and Church car park, Church Road.

25/068. POST BOX AT THE TOP OF GOOSE LANE BY WOODSIDE GREEN

The MP office did not receive any reply from Royal Mail. A letter will be written and hand signed by MP Chris Vince.

25/069. FLITCH WAY BENCH

The bench was delivered to Flitch Way Friends and is awaiting installation.

25/070. WHITE LINING IN THE CAR PARK (Cllr Alan Townsend)

Cllr Alan Townsend reported that he was not successful finding the company which will provide that service.

25/071. BEDLARS GREEN

a) Parking

This is a civil matter and therefore Parish Council cannot help or get involved. Enforcement cannot help as there are no parking restrictions. If it is obstruction, Police may be able to help.

b) Pump

It was agreed to investigate how to apply for the pump at Bedlars Green to become a non – designated heritage asset.

25/072. BINS

The Council discussed dog and waste bins. It was advised that there is a bin outside village hall. UDC do not provide new bins, and they would not collect from new locations if Parish Council would install one. Due to above, the Council do not intend to install new bins.

25/073. STANSTED AIRPORT WATCH FOUNDATION (SAWF)

The letter received seeks Councillors to volunteer to become directors of SAWF.

25/074. CHRISTMAS LIGHTS SWITCH ON

Christmas Lights Switch On will take place on Saturday, 29th November 2025, starting at 18.30.

25/075. CORRESPONDENCE

a) Received Correspondence:

- EALC – News e- bulletins; Invitation to the EALC Annual General Meeting;
- NALC – Chief Executive's bulletins;
- Uttlesford District Council, Planning and Building Control Registration Team – Weekly list of planning applications.
- Uttlesford District Council – links for agenda for Planning Committee 30 July and 27 August 2x; links for minutes for Planning Committee 02 July, 30 July 2025.
- Uttlesford District Council - Signage and Wayfinding Project.
- County Councillor for Great Dunmow division, District Councillor High Easter and the Rodings, Chairman Essex Pension Fund Highways Highlights Bulletin June 2025 issue; New grant funds announced to support county's creative sector; September news digest.

- RCCE, Administrator – Nature recovery, biodiversity and your Parish event.
 - RCCE, Community Engagement Officer - Nature recovery, biodiversity and your parish event.
 - UDC, Community Development Officer - Parish Forum 29.09.2025 starting at 19.00, held at Uttlesford District Council Offices.
 - Lithium Battery Campaign September 2025 update.
 - RCCE, Partnerships and Promotions Officer - PFCC Rural Crime Forum Invitation for RCCE members.
- All received and noted.

b) Late Correspondence

- RCCE, Project Officer - Coming Home update online event 24.09.2025 at 18.00.
 - Uttlesford District Council – link for minutes for Planning Committee 27 August 2025; link for agenda for Planning Committee 17 september 2025.
 - Uttlesford District Council, Chief Executive – update on Local Government reorganisation.
 - EALC, Chief Executive Officer - AGM meeting 25.09.2025 at 18.30 moved online.; Announcement: AGM 2025 Business Agenda; EALC 81st AGM: Agenda, tickets & nominations.
 - Essex Transport Strategy consultation team - A better connected Essex public consultation on Essex transport strategy.
- All received and noted.

25/076. FINANCE

a) Payments

The following payments had been made during the period 01 June 2025 to 26 June 2025:

	£
CPRE – Membership 2025 / 2026	50.00
Great Hallingbury Highlights – summer 2025 edition	630.00
Lloyds Bank – Service charges	7.75
Clerk – Net salary & expenses June 2025	595.00
HMRC – Tax June 2025	69.00
HMRC – NICs June 2025	24.18
KR – Internal audit	50.00

The following payments had been made during the period 01 July 2025 to 24 July 2025:

	£
Clerk - net salary & expenses July 2025	585.74
Lloyds Bank – Service charges	7.75
Alan Pinnock Property Maintenance – various jobs	209.95
VW – reimbursement	145.60
HMRC – Tax July 2025	69.00
HMRC – NICs July 2025	24.18

Received and agreed.

b) Income

None for this period.
Received and agreed.

c) Balances

Treasurers Account (Lloyds)	£18,897.31
Community Account (Barclays)	£0.00

Received and agreed.

d) Bank Reconciliation

The bank reconciliation was approved and signed by the Chairman.

e) Budget Update

Budget update was received and agreed.

f) Approvals

The payments were approved and signed by the Chairman.

g) Payroll & Pension

The clerk presented two quotes received for payroll admin which were both recommended by other Parish Council. For the pension direct debit should be established. The Council agreed to contribute 7% towards clerk's pension.

Resolved: the clerk (or one of the Councillors should clerk not be able to obtain information from the bank) to investigate if DD can be established and if so the clerk to proceed with the pension scheme of her choice. Payroll admin that is better value for money (Peacock management Services).

h) Late Financial Matters

The report of external audit for 2024/2025 was received and noted. No action required.

25/077. PLANNING**a) Application Decisions (the Council's comments are shown in brackets)**

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0812/FUL	Stansted Distribution Centre, Start Hill, Great Hallingbury, Hertfordshire	Approved

S73 Application to vary condition 8 (Design Assessment), 14 (viewpoints), 18(tree protection measures), 19 (fencing), 34(Service Yard Management Plan) and 45 (Great Crested Newt impacts). Application to remove condition 25 (Construction Method Statement) 26 (external lighting), 33 (noise), 40 (highways works) 41 (Travel Plan) of UTT/23/1470/OP - demolition of units 1b, 2a, 2b, 3, 4, 6, 7, 8 and structures at Pontins Yard, and redevelopment for predominantly Class B8 use with supporting Classes E(g) and B2 use, car parking, servicing yards, soft landscaping and other associated works.

(Objections:

there has been voids in the planning process for this redevelopment.

GHPC have concerns to this application with matters that were not fully addressed at the previous Stansted Distribution Centre (SDC) outline planning application UTT/23/1470/OP.

The pursue for re-development at SDC has been somewhat misleading. The developer rightfully applies for planning under an outline plan. It was discussed at a planning committee hearing dated Wednesday 07/04/24. Many conditions were applied to this application, clearly this development is highly sensitive, but approval was given with the promise of final decisions made at reserved matters. Also the instruction of a heritage assessment, there has never been any heritage assessment for this redevelopment.

It was also decided at planning committee level that an assessment or plan should be submitted with the views, scale and impacts this development will have on heritage and the neighbouring residents. No such assessment has been done, GHPC would also like to point out that the residential dwellings in Start Hill have almost now doubled since the outline planning application in 2023 tipping the balance now further to a residential area. This application never got to the reserves matters stage, therefor a gaping hole has been left in this planning application, with all the assessments and statutory requirements it required, missing! It has deliberately made it incredibly difficult for our residents to grasp what is proposed.

This redevelopment is seeking to vastly increase the building heights, traffic density and scale of vehicle uses in a residential area that has increased in size (with more housing about to become available) , with new residents that have no knowledge of the previous outline plan nor this style of planning process. We ask that planning officers and committee members greatly consider the impacts this redevelopment will have on its neighbouring residents and heritage assets.

We would also like to highlight that this redevelopment is less than 1km from the proposed 27ha Taylors Farm industrial development proposed under the new local plan. It is also less than 1mile from the new 65ha Stansted Northside Industrial development. Not to mention the impacts more articulated HGVs will have on the Jcn 8 M11 and the B1256.

Conclusion: We are yet to see the assessment illustrating the impacts on views, proportions, massing and actual heights of these building.

Where is the heritage report that was requested on Wednesday 07/04/24

The site plan used on this application UTT/25/0812/FUL is of the current site with residential and heritage assets omitted not what is proposed. Please see the planning committee broadcast on youtube

<https://www.youtube.com/embed/ldU2uz6cHPI> at 2h28m onwards to understand the gravity of this application.

The outline plan UTT/23/1470/OP was approved in principle of receiving the heritage report, assessments made at reserved matters and with the scaling, massing and building heights. It was also raised that the developer should be working with the local community and GHPC, none of this process has been adhered to.

UDC rightfully requested additional assessments and studies under UTT/23/1470/OP, in doing so UDC applied the relevant conditions to safe guard our community. The developer under this FULL application is seeking to remove and adjust these conditions to suit their requirements. We feel this is unjustifiable in seeking what is best for the Parish of Great Hallingbury. Approval of this FULL application will see spades in the ground, bypassing a raft of determining factors such as scaling, massing, heritage, lighting, ecology and traffic impacts (including scale of vehicles) in a somewhat misleading process. With all that is said above, GHPC still holds its unaddressed concerns on its objections under the previous planning application UTT/23/1470/OP.

Trees were taken down at this site under a TPO with conditions imposed by UDC under planning app UTT/23/0624/TPO. We are yet to see the conditions to this

planning app undertaken, what action will UDC be taking to impose these conditions?)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1130/FUL	The Old Forge, Woodside Green, Great Hallingbury, Essex, CM22 7UL	Approved

Conversion and change of use of garages to form tourist accommodation

(No objections other than increased traffic in general and also within unsociable hours of comings and goings.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1232/AV	Start Hill Service Station, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7TA	Refused

Erection of an illuminated small format advertising display

(The Council are passionate about how this illumined advertising sign will negatively impact the local area. This location is unlit at night, this intensifies the brightness of the sign. This sign will cause a distracting hazard to motorists on its western approach and those approaching from Tile Kiln Green. This Junction is already an accident black spot.

The listed Building (The Old Elm) is less than 20m from the sign (the plans do not correctly show the location of the Old Elm. New residential developments not yet habitable are in direct view of this sign, which will have a negative effect on the new resident's wellbeing, again not represented on the plans.

Policy S7: This type of signage is not sympathetic to a countryside setting.

Policy GEN2 b,h,i, this illuminated sign will be facing directly into new a residential development, these properties are built but not yet populated.

They are not shown on the developers plans.

Previous planning application at this site have denoted this area as residential see conditions imposed by application UTT/19/1096/FUL.

The Illuminated sign will impose a distraction on the Listed building opposite (The Old Elm) not represented correctly on the developers plans.

Policy GEN4: as above (GEN2)

Policy GEN 5: Although this is part of a Fuel Station forecourt it is in an area unlit at night. This sign will cause a distraction to neighbours, motorists and a Listed Building 20m opposite it.

Policy ENV2: The design and purpose of this type of signage is not sympathetic to a listed building. It will cause significant harm with its modernistic design and purpose.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1346/HHF	Centuries, Church Road, Great Hallingbury, Essex, CM22 7TZ	Approved

Proposed outbuilding

(UDC change: Proposed removal of concrete slab, erection of an outbuilding and replacement of existing fence with a new fence)

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1332/OP	Alpenrose, Bedlars Green, Great Hallingbury, Bishop's Stortford, CM22 7TP	Awaiting decision

Outline application with all matters reserved except appearance and scale for demolition of existing dwelling and erection of 4 no. dwellings

(The Great Hallingbury Parish Council raised concerns because of the following points:

1. The original planning permission given when Alpenrose was built was for one bungalow only, with an access point 8ft wide.
2. This access from the site was allowed as an 'easement' across National Trust land onto Beggars Hall Lane, which is a private road (also a footpath). This is the only access, and none exist direct to the main road which begins approximately where the noticeboard is situated.
3. How are they going to join up to the main utilities when access is over private land?
4. This makes this a defective planning application due to the fact that there is no access to a public highway. Ref.: ECC document dated 13th December 2006 RECORDS/HB/49993/L.3G.
5. The site is not suitable for 4 properties including the fact that it would not be able to cope with the number of vehicles around the green that it would generate.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0895/OP	Victoria Park, New Barn Lane, Great Hallingbury, Essex, CM22 7PR	Awaiting decision

Outline application with all matters reserved except access for the partial demolition of the existing dwelling and the removal of the tractor store, shed and other structures on the site and the erection of 2 no. detached dormer bungalows

(Objections: it is in the Green Belt, so could be considered a threat to the conservation area, and already on a road with speeding traffic which is highly dangerous due to the slightly curved nature of the road with trees/vegetation growing along both sides of it.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1451/FUL	Barnmead, Start Hill, Stane Street, Great Hallingbury, CM22 7TA	Awaiting decision

S73 application to remove conditions 6 (Residential Travel Pack) and 10 (Construction Method Statement) of UTT/21/2337/FUL (Conversion of garages from plots 2-5 into living accommodation and adding a room in the roof of plots 2 and 3 (amendment to previously approved application No. UTT/18/1982/FUL).)

(Objections: Parish Council feels strongly in favour of keeping Conditions 6 and 12 imposed on this planning application. Firstly, conditions are implemented for good reason by highly qualified and experienced officers. We encourage developers to demonstrate how forthcoming residents will actively travel for this and all up and coming developments. Our rural village has poor amenities and travel connections; developers have a responsibility to encourage other options of travel other than the motor vehicle.

This location is in a highway "Clearway" and today we see issues here with developers and tradespersons parking on the kerb and blocking the pathway. HGV access to this site and highway dirt and debris must be managed correctly. This is an accident black spot at a critical junction factoring in a busy fuel filling station.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1569/HHF	Centuries, Church Road, Great Hallingbury, Essex, CM22 7TZ	Approved

(No objections.) Proposed single storey rear extension with internal alterations

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1570/LB	Centuries, Church Road, Great Hallingbury, Essex, CM22 7TZ	Approved

(No objections.) Proposed single storey rear extension with internal alterations

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1542/FUL	London Stansted Airport, Bassingbourn Road, Stansted, CM24 1QW	Awaiting decision

Airfield works comprising two new taxiway links to the existing runway (Rapid Access Taxiway and Rapid Exit Taxiway) to enable continued airfield operations of 274,000 aircraft movements and an increase in passenger throughput from 43 million terminal passengers to up to 51 million terminal passengers, in a twelve month calendar period

(Objections: The Council understand that from time to time due to “operational” influences, night-time flight durations are extended or continued through the night. Residents show concerns that the recording of these night-time operational changes are self-monitored and recorded by MAG Stansted. This activity could be seen as inappropriate and unjustified. This should be investigated and managed independently.

Night-time flights are without doubt the biggest issue the residents face living next to one of the UK’s busiest airports. During the winter months the damp air sustains the smell of burnt aviation fuel and rubber sometimes to a coughing point with the need to cover your mouth level. During the summer, the residents endure the intense noise through open windows or when residing in their gardens. Reports from the residents of an oily substance on their parked cars is constantly reported to us.

As a Parish Council we want to see a real commitment from M.A.G. Stansted for what promises on paper to be a benefit to our community but in reality demonstrates negative impacts to our health and wellbeing.

As a message to MAG, we live here!

When you go home after a day’s work to relax and recharge for the next day ahead, this is our home, where we reside to, our residents need this too! We ask that you have this as one of your core responsibilities and assurances. Parish Council are very concerned about the risk to health and wellbeing created by excessive noise and night-time sleep disturbance / deprivation.

The promise of more passenger numbers comes with it all the above, with more traffic congestion and fly parking.

M.A.G Stansted airport have a responsibility to ensure they have shown best practice before reaping the benefits of increased revenue. At times of the M11/A120 are congested our local roads become a rat run of now delayed and speeding travellers concerned about missing their flight. We need to see a strategy put in place to control our local roads; Essex Highways constantly report lack of funds to implement speed cameras extra signage and infrastructure. This is certainly an area where MAG Stansted can get involved.

Fly parking is an increasing concern for all areas around the airport. Yellow lining areas really doesn't solve the issue; it will only force travellers outwards risking parking in more dangerous places. The only way to solve this is to make parking affordable on site at Stansted, we can imagine fly parking is an inconvenience to travelling passengers, they would want no more than to park at the airport and fly affordably.

We ask that representatives from MAG Stansted attend at least one Parish Council meeting per year, to hear direct concerns from our residents.

We would like to see some priority given to our residents over employment opportunities at Stansted. To lessen the need for travel from areas outside a 10-mile radius. This must be seen as a positive for Stansted as it would encourage a sense of commitment from them and cohesion with employees promoting a benefit for all local communities.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1566/FUL	Land South of Greenways, Woodside Green, Great Hallingbury, Hertfordshire, CM22 7UT	Refused

Create access track with highway access between Goose Lane and Pond View, Woodside Green

(Objections: Goose Lane is a single-track road with passing places and overgrown foliage at the edges. The volume of traffic up and down the lane has increased exponentially over the years. Last year there was a traffic jam involving cars from both directions because of re-routing due to local road closures. The lane is also used by cyclists, horse riders and pedestrians. The creation of another new driveway onto the lane will potentially add to an already dangerous situation.

Farm vehicles also have access to the field next to the residential property Monksway from Goose Lane.

The approach to Goose Lane from Woodside Green is on a sharp bend and across a cattle grid and often approaching traffic drives too fast. This would be very near to the proposed new driveway from the site of Land South of Greenways.

Residents are concerned that the Land South of Greenways (now called 'Pond View') - which currently has two caravans on site - is also trading as a van hire or sale business.

There may also be a dispute with the National Trust concerning the current entry / exit driveway from the site onto Woodside Green. Creating a new driveway from behind the site across adjacent farmland and onto Goose Lane would circumvent this problem. It is believed that UDC Enforcement have an open case for this property.

It should be noted that original planning permission for Land South of Greenways allowed for the construction of a single four-bedroom dwelling with access onto Woodside Green.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/1665/LB	Wallwood, Woodside Green, Great Hallingbury, Essex, CM22 7UW	Withdrawn

Demolish existing unstable outbuilding

(No objections.)

<u>Application No.</u>	<u>Site and Development</u>	<u>Decision</u>
UTT/25/0931/FUL	Atm Start Hill, Stane Street, Great Hallingbury, Essex, CM22 7TA	Awaiting decision

Proposed side extension to the existing sales building

(Objections: From the time of the previously approved planning application UTT/23/0957/FUL, this locality has vastly increased in residential developments that are not correctly represented on the maps and diagrams under this application. We ask that condition 12 of UTT/25/0957/FUL and condition 3 of UTT/19/1096/FUL are upheld with the implementation of these conditions enforced on the charging points also. This is to lessen the light emitting and public noise/nuisance impact to neighbouring residents at such close proximity.

The Council also ask that to prevent unscrupulous activity behind the service station extra security is considered and would like to see how this will be monitored and enforced.

As part of this redevelopment, we would like to see the reinstatement of the protecting bollards at the front of the filling station. This is an accident black spot where these concrete bollards are repeatedly damaged. As soon as they are replaced, they are damaged again. A permanent solution needs to be adopted to prevent injury to pedestrians and possible serious consequences at this fuel filling station, factoring in the locality of a listed building opposite this site.)

b) Applications to be Dealt with at this Meeting:

b.1) To Retrospectively Agree the Comments on the Following Planning Applications:

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/1922/HHF	Highfield, Church Road, Great Hallingbury, Essex, CM22 7TS

Single storey rear extension to replace the existing conservatory, two storey front extension, erection of a side cart lodge, rear first floor extension, bay windows to be altered, rear dormer to be rebuilt along with new pv panels on the flat roof and changes to the fenestration

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/1854/FUL	Cranwellian, The Street, Takeley, Essex, CM22 6NB
Re- Consultation	

Removal of all existing structures, foundations, internal fences, poles and manege materials, drainage pipes, chambers and tanks, adaption of the existing site access and the erection of 6 residential dwellings with associated infrastructure.

No additional comments to submit to UDC.

b.1.2) Not asked officially

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/1854/FUL	Cranwellian, The Street, Takeley, Essex, CM22 6NB

Removal of all existing structures, foundations, internal fences, poles and manege materials, drainage pipes, chambers and tanks, adaption of the existing site access and the erection of 6 residential dwellings with associated infrastructure.

Objections: Although this development falls into the Parish of Takeley it borders Great Hallingbury Parish.

Our Parish Council were alarmed to see such a catastrophic fire at Cranwellian in May 2023. We understand that fire crews struggled to obtain sufficient water pressure at this location due to the property being at the end of two water supplies (Bishops Stortford and Takeley) this was at approximately 2am on a Sunday morning. Which must of lead to its complete destruction.

This site has a history of contaminated land and serious issues regarding surface and foul water drainage. We are informed senior UDC officers have visited this location previously and are aware of the situation. This site has no mains drainage. The submitted Drainage plan doesn't appear to demonstrate an adequate capacity to manage the discharge from the foul water treatment plant, this appears to be pumped outside the development to where?

Vehicle access would be immediately onto a junction on the B1256 a 40mph road. Planning application UTT/21/3777/OP just meters from this location had previous objections from ECC Highways regarding access onto the B1256. The proposed development also shares excessive noise (with UTT/21/3777/OP) sharing a close proximity to Stansted Airport and the A120. Excessive noise is constant issue in this area with minimal mitigation available whilst enjoying outside areas, it will have a significant negative impact on occupants' mental health and wellbeing.

b.2) To Agree the Comments on the Following Planning Applications:

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/2116/HHF	Fairview, Bedlars Green, Great Hallingbury, Essex, CM22 7TP

Alterations and single storey rear extension

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/2108/OP	Land at Howletts, The Street, Great Hallingbury, Hertfordshire

Outline application, with all matters reserved except for access, for 1 no. detached self build dwelling using existing access.

No objections.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/2106/FUL	Unit 8 Stansted Distribution Centre, Start Hill, Great Hallingbury, Bishop's Stortford, Hertfordshire, CM22 7DG

Erection of two condenser units to rear of property.

No objections as long as it does not cause noise to those living in vicinity.

<u>Application No.</u>	<u>Site and Development</u>
UTT/25/2131/HHF	Old Elm, Bedlars Green, Tilekiln Green, Great Hallingbury, Essex, CM22 7TH

Single storey rear extension

No objections.

Application No.
UTT/25/2132/LB

Site and Development
Old Elm, Bedlars Green, Tilekiln Green,
Great Hallingbury, Essex, CM22 7TH

Single storey rear extension

No objections.

Application No.
UTT/25/2147/FUL

Site and Development
Land North of The Gatehouse, The Street,
Great Hallingbury, Hertfordshire

Erection of 2no. detached dwellinghouses and related works including; upgraded access, parking, amenity areas and landscaping (alternative to approved scheme at Appeal under application UTT/23/1878/FUL)

No objections.

b.3) Not asked officially:

Application No.
UTT/25/2181/OP

Site and Development
Land at Camps Field, Lower Road, Little Hallingbury

Outline planning application, with all matters reserved (except for principal access), for the demolition of existing structures and erection of up to 59 dwellings, including affordable housing, associated green and hard infrastructure, public open space, biodiversity enhancements, and principal access off Lower Road.

As a neighbouring Parish we would like to point out that this development will curate more access traffic through our village and as such we oppose it.

c) Late Planning Matters

Enforcement Notification

Planning enforcement investigation notifications INV/25/0157/B was received and noted.

d) Enforcement Notifications and Notice

To receive planning enforcement investigation notifications INV/25/0130/C, INV/25/0129/C and enforcement notices INV/23/0168/C.
Received and noted.

e) Appeal decision

To receive appeal decision APP/C1570/W/25/3367058 - UTT/24/2820/FUL.
Received and noted.

f) Costs Decision

To receive costs decision APP/C1570/W/24/3345364 - UTT/24/0585/FUL.
Received and noted.

25/078. MEMBERS' REPORTS

Cllr Alan Pinnock – wanted to know if the two oak trees at Bedlars Green have TPO. If not, could PC apply for it.

Resolved: the clerk to apply for temporary TPO for both trees.

25/079. ITEMS FOR THE NEXT AGENDA AND INFORMATION ONLY

Budget & precept – for Councillors to consider figures

25/080. NEXT MEETING

The next meeting of the Parish Council will be held on 03 November 2025 in the Village Hall starting at 20.00.

The procedural motion to exclude the public was put on the agenda.

Resolved: Public excluded from meeting to progress a confidential staffing matter.

21.24 – Uttlesford District Council Cllrs Geof Driscoll and Neil Reeve left the meeting

21.25 – Clerk left the meeting

25/081. CLERK'S SALARY

The pay scale was reviewed.

Resolved: The agreed 2025/2026 National Joint Council for Local Government Services (NJC) pay scales was accepted and relevant pay award should be backdated from 1 April 2025 and paid with the September 2025 salary. The Clerk to be moved to SCP 28 from September 2025 including.

21.30 – Clerk returned to the meeting

The meeting ended at 21.32

Signed.....
(Chairman)

Date.....